

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD THURSDAY, JULY 9, 2015 AT THE HYRUM CIVIC CENTER, 83 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Chairwoman Terry Mann

PRESENT: Chairwoman Terry Mann, Commissioners Jeff Nielsen, Brian Carver, Angi Bair, ~~Wayne Olsen~~ and Alternate Kevin Anderson were present.

AMENDED
07-30-15

EXCUSED: Wayne Olsen

OTHERS PRESENT: City Administrator Ron Salvesen and Dan Larsen, Kathy Bingham, Sonja Mosher. Secretary Michelle Jensen recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Jeff Nielsen

INVOCATION: Commissioner Kevin Anderson

APPROVAL OF MINUTES:

Discussion:

Commissioner Angi Bair pointed out that on page 5 in the 8th paragraph it should read "1,200 and 1,400" not "12,000 and 14,000".

ACTION Commissioner Angi Bair made a motion to approve the minutes of June 11, 2015 as amended. Commissioner Jeff Nielsen seconded the motion and all five commissioners present voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was FAXED to The Herald Journal, and mailed to each member of the Planning Commission, and posted at the Civic Center more than forty-eight hours before meeting time.

ACTION Commissioner Jeff Nielsen made a motion to approve the Agenda for July 9, 2015 as written. Commissioner Kevin Anderson seconded the motion and all three commissioners present voted aye.

AGENDA

6. SCHEDULED DELEGATIONS:

A. [Ron Salvesen, Hyrum City](#) - To request a site plan approval for an equipment storage building at 90 North

- 100 West.
7. OTHER BUSINESS
- A. Dan Larsen, Kartchner Homes - discussion on a possible multifamily development.
8. ADJOURNMENT

SCHEDULED DELEGATIONS:**A. RON SALVESEN, HYRUM CITY - TO REQUEST A SITE PLAN APPROVAL FOR AN EQUIPMENT STORAGE BUILDING AT 90 NORTH 100 WEST, HYRUM.**

Discussion:

Ron Salvesen stated that Hyrum City is requesting for 100 by 50 foot building that would sit just south of the existing shop on 100 West. Ron stated that the building would be used for storage of heavy equipment. Mr. Salvesen noted that there is already a storm water system in place as well as there is some unpaved property that can handle storm water as well. Ron said the building would have no utilities but electricity at this time, they are going to insulate the building to possibly heat it in the future.

Commissioner Angi Bair asked if it will have doors or open bays.

Ron Salvesen stated it will have doors.

Commissioner Jeff Nielsen asked if it was heated or plumbed.

Ron Salvesen said it possibly will be heated, if so they will run some natural gas over to it.

Chairwoman Terry Mann stated it will be insulated.

Ron Salvesen said yes so if they do heat it in the future it will be ready.

Commissioner Brian Carver asked which way the front of the building will face North or South.

Ron Salvesen said the front will face to the North.

ACTION

Commissioner Brian Carver made a motion to approve a site plan for Hyrum City for an equipment storage building at 90 North 100 West. Commissioner Jeff Nielsen seconded the motion and all five commissioners present voted aye.

OTHER BUSINESS:**A. DAN LARSEN, KARTCHNER HOMES - TO DISCUSS A POSSIBLE MULTIFAMILY DEVELOPMENT.**

Discussion:

Dan Larsen stated that two years ago his sister was looking for an apartment to rent where her daughter would go to Mountain Crest High School. Dan stated there is only one in the South end of the valley available that has any amenities. Dan stated they initially looked at something like the Riverwood's and decided that would not work in Hyrum so they decided to go with a townhome style. Mr. Larsen said it would offer two and three bedroom apartments, about fifty percent of both. Dan stated they have presented two concepts and with the first one has the parking around the outside edge, so you would see the parking lot first. Dan noted that not one building fronts a city road or backs onto a city street. Dan said in the first plan it was harder to gather up the open space than the other plan. Dan stated as you come into the second layout you will see the ends of the buildings. Dan stated neither plan meets the fifty percent open space to do that they will probably add a couple acres of open space, he stated it is really not feasible for an apartment complex to maintain that amount of open space; to water it, mow it, to take care of it. Dan stated that the density is about 14 units an acre, he said for Hyrum that is extremely dense.

Commissioner Brian Carver asked what the big one in Smithfield is.

Dan Larsen said the town home project is about fourteen units per acre, about the same. Dan stated the proposal is to put 900 East in and continue Hyrum Blvd as well.

Brain Carver stated he prefers the first one presented that the buildings are presented East and West. Brian said the circulation in it is not the best but he likes that because it keeps traffic slower, there aren't any straight shots to an exit. Brian likes the way it fronts highway 101 better, he likes that from the highway you are looking into back yards. Brian stated he does have some concerns with car traffic going right against some backyards but with a buffer that can be addressed. Brain stated on the other design the entrance onto Hyrum Blvd raises some concerns for him, higher traffic speeds and feels for whomever owns the house on the corner with streets on three sides of them.

Commissioner Angi Bair likes the first layout as well, she likes the landscaping visual going up blacksmith fork canyon.

Commissioner Kevin Anderson said the density and total landscaping exceeds what most of the residents would consider, it is too dense in one little area. Kevin stated we would have to modify code to allow it, big undertaking and more than Hyrum is ready for.

Chairman Terry Mann said it shows 2.1 stalls for every unit, she feels you would need more than that.

Dan Larsen said they could add more stalls easily.

Commissioner Brian Carver said they are required 2.5 spaces.

Ron Salvesen said he looked at the code and in commercial it says apartment's two spaces and refers you to item M which has some conditions and a formula. Ron guesses the real requirement is between two and two and a half.

Commissioner Brian Carver said it is right next to a bus stop.

Dan Larsen said this site is commercial and they would like to keep it that way.

Commissioner Angi Bair asked what the open space requirements are in commercial zones, she personally feels fifty percent is too much open space for an apartment complex.

Ron Salvesen said he feels that is too much as well and they would have some latitude to adjust that if need be.

Commissioner Kevin Anderson asked what the occupancy was for the ones in Logan, he asked if Dan feels like he can keep it full.

Dan Larsen said yes he does, the rental market in Cache Valley is very well received.

Chairwoman Terry Mann asked if they would be considered family units.

Dan Larsen said yes, it is too far for students to drive.

Chairwoman Terry Mann said that is all the more reason they need the open space.

Commissioner Angi Bair said in two bedrooms you will not have a ton of kids, half will probably not have any kids.

Commissioner Kevin Anderson said he feels everyone is going to have kids.

Chairwoman Terry Mann said if you put one kid in every one of those that is 136 kids riding bikes in the parking lot.

Commissioner Jeff Nielsen likes the first layout as well. Jeff worries about the open space as well, he did the survey work on The Falls and he said it is the same density but the East side is totally open. Jeff likes the curved road on the second concept plan on 900 East.

Dan Larsen said both plans will have a curved road as well. Dan stated it will have a club house; open access room, fitness room, and possible hot tub.

Ron Salvesen asked how big it was.

Dan Larsen said it will be 2,500 square feet.

Commissioner Jeff Nielsen asked when the clubhouse would go in.

Dan Larsen said if not first it would be with the first set of buildings.

Chairwoman Terry Mann asked if it would be done in phases.

Dan Larsen said initially yes, as they have gotten further along they would like to build it all out at once. Dan stated that this is not a Kartchner Homes project, he just wanted to mention that. Dan asked the Commissioners what they would like to see in the clubhouse.

Chairwoman said she would put a small kitchen.

Kevin Anderson said if you build this to suite 50 to 60 people that would be about average.

Dan Larsen said to summarize you would like to see more open space and more parking spaces.

Commissioner Angi Bair asked if they would be bedrooms up and living space down.

Dan Larsen stated yes.

Commissioner Brian Carver said he would think about noise and security. Brian stated the noise is mostly traffic. Brian also said the parking needs to be secure with a balance of privacy.

ADJOURNMENT:

**ACTION There being no further business before the Planning
 Commission, the meeting adjourned at 7:08 p.m.**

Terry Mann
Chairman

ATTEST:

Michelle Jensen
Secretary

Approved: August 13, 2015